HONEY-DOERS
CONSTRUCTION

Hiring a Contractor Checklist

The reasoning behind each step: www.honey-doers.com/blog/how-to-compare-remodeling-contractors-before-you-hire-one/

Credentials

- [ ] The contractor's Minnesota license number checks out on the state's lookup, with no disciplinary history you can't explain
- [ ] You have certificates of liability and workers' compensation insurance
- [ ] For a home built before 1978, the company is an EPA Lead-Safe Certified Firm
- [ ] You know who pulls the permits and schedules inspections

The Bids

- [ ] Every bid lists the same scope, and you know what each one excludes
- [ ] Allowances are realistic for the finishes you actually want
- [ ] You know how hidden conditions behind walls get priced and approved

References and Communication

- [ ] You've talked to references from projects like yours and seen finished work up close
- [ ] You know who your day-to-day contact will be and how often you'll hear from them

The Contract

- [ ] The contract spells out scope, materials, price, payment schedule, timeline, and warranty
- [ ] Every change has to be a written change order you sign before the work happens
- [ ] Payments follow project milestones, not a large sum up front
- [ ] If subcontractors or suppliers are involved, the contract includes Minnesota's pre-lien notice